

Present at meeting:	Frank Hill	Councilman/Deputy Supervisor
	Robert Olson	Councilman
	Kenneth Higgins	Councilman
	Matthew Simpson	Councilman
Absent	Ralph Bentley	Supervisor
Krista Wood	Town Clerk	

Also: ZA Jim Steen, Bill McGhie, Teri Schuerlein, Harry Balz, Brandon Himoff

Deputy Supervisor Frank Hill called the workshop meeting to order at 6:00 PM and opened the discussion regarding the proposed changes to the Horicon Zoning Ordinance.

Councilman Olson noted that the Zoning Committee had worked with ZA Jim Steen on the definitions in the Zoning Ordinance. ZA Jim Steen explained that there are definitions in the Ordinance that are not listed in the various Districts, therefore creating a situation where those uses would be prohibited. He said that he and the Zoning Committee have come up with a list of definitions that they feel can be removed because they are either not applicable, very close to or the same as other definitions, or can be classified under another definition. ZA Steen went through the list of definitions being recommended for removal or modification and the Board agreed to the following changes:

- Add back Retail Business
- Remove Agricultural Service Use, Amusement Facility, Apartment Building, Auxiliary Use, Bar, Commercial Laundry, Laundromat, Community Center, Dwelling, Duplex, Farm Full or Part-Time, Farming Farm Use or Occupancy, Food Store, Garage-Commercial, Institutional Use, Marina-Commercial, Mobile Home Park, Motor Freight Station, Parking Lot, Shopping Center, Rooming House, Shopping Center, Stable, Theater Outdoor Drive-In, Waste Disposal Area, Wholesale Establishment.
- Leave Warehouse in and add it to the CR and Industrial zones.
- Modify Camp, Residence to "Camp, Residence: See Group Camp".
- Modify definition of Dock to "Any structure, no more than 8 feet in width...".
- Modify Funeral Home to "Funeral Home: See Retail Services, Professional".
- Modify Mobile Home Court to include the definition of Mobile Home Park
- Modify wording of Garage, Residential to allow for living space above a garage. Suggested that some of the wording from Guest Cottage (i.e. 'not for rent or hire') be incorporated into the definition, and remove from Garage, Residential the wording "Detached garage not to be habitable space and within which space no business activity or industry connected directly or indirectly with motor vehicles is conducted". This will need to be reviewed by the APA.

In discussing the definitions for Condominium and Cooperative, it was decided that these uses would be added to several of the districts. In Districts R1, R1A, R2, CR the dwelling, multiple family will be moved from Uses Permitted by Site Plan Approval to Conditional Use and will be noted instead as "dwelling, multiple family, condominium, and cooperative".

Brandon Himoff suggested the Board consider adding a definition for small manufacturing use. The Board agreed and will look into whether or not the APA has any suggestions on this.

ZA Steen then moved onto the proposed revisions to Section 11.60-Docks. The Board agreed the width in Section 11.60-Docks, Item 1 should be changed to "Dock width shall not exceed eight (8) feet in width". Further, Item #2 should be changed to "No dock shall be constructed having a side yard setback of less than fifteen (15) feet or twenty (20%) percent...".

Next ZA Steen asked the Board if they wanted to change Section 11.70-Special Accessory Building Regulations, Item #7 to require Site Plan approval for more than five residential accessory buildings instead of two. The Board agreed this would be changed to five.

In regards to the re-wording of Section 15 Non-Conforming Uses and Structures, ZA Steen said the APA had reviewed this and approved the wording with one change. They suggested wording be added to Section 15.1-Continuation, Item #4 as follows, "In no case shall any increase or expansion, including *vertical or lateral*, violate...". The Board agreed with the suggested changes.

**Adjourn...** There being no further comments the meeting was adjourned at 7:55PM by MOTION of Messrs. Higgins and Hill, all in favor.

Respectfully Submitted:

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Town Clerk